



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

March 6, 2018

Ron Schneck
Square 134 Architects
1501 11th Street NW, Ste. #3
Washington, DC 20001

**Re: 3571 10th Street NW – Square 2831, Lot 0042 (the “Property”)
Market Rate Development**

Dear Ron Schneck,

This letter is in reference to the Preliminary Design Review Meeting you had with my office on January 4, 2018 regarding your client’s intended residential development at the Property (the “Project”).

The Property is known as Lot 0042 in Square 2831 and has a total land area of 1,951 square feet. Square 2831 is bounded by Spring Road NW to the north, Rock Creek Church Road NW to the east, Monroe Street NW to the south, and 10th Street NW to the west. The Property is slightly trapezoidal and is bounded by Lot 43 to the north, 10th Street NW to the west, Lot 41 to the south, and an alley to the east (behind the property). The Property has no Building Restriction Lines.

The property is located in the RF-1 District. The project will involve the new construction of a two-unit residential flat, and includes one off-street vehicular parking space. At present, the Property is an interior vacant lot, between two existing residential row houses. The row house previously located on the property was demolished prior to purchasing the lot. The property is not located in a historic district.

The Project will front 10th Street NW and will stand at thirty-five feet (35’-0”) in height. The building height is measured from the Building Height Measuring Point (“BHMP”), which measures the distance from existing grade at the midpoint of the front elevation to the highest point of the roof, excluding parapets and balustrades. The highest point of the roof is the top of its structure.

In summary, at our meeting, the PDRM review team found the following:

The Project on the Property is in compliance with the Zoning Regulations

As represented in the conceptual plans attached as Exhibit A, the Project is a three-story, two-dwelling condominium development one (1) automobile parking space. Two (2) dwelling units may be located within the principal structure as a matter of right in the RF-1 zone, per Subtitle E-302.1.

Floor Area Ratio (FAR): Far is not applicable to the RF zone.

Lot Occupancy: The maximum allowable lot occupancy is 60% per 11-DCMR, Subtitle E-304.1. The project's proposed lot occupancy is 57.1%. Balconies 2'-0" in depth, do not count towards lot occupancy. Projections into public space including bays, balconies and areaways do not count towards lot occupancy. Uncovered stairs and landings that serve the main floor do not count toward lot occupancy.

Density / Lot Dimensions: The property does not meet the minimum lot width requirements listed in Table E 201.1. However, the property's record lot existed prior to the 2016 Zoning Regulations. Per 11-DCMR, Subtitle C-301.1 the lot is considered a conforming lot for the purposes of the building permits and uses of the zone in which the lots are located.

Height: The allowable height in this zone is thirty-five feet (35 ft.) and a maximum of three (3) stories, excluding penthouse are allowed. Height is measured from the Building Height Measuring Point (BHMP) to the top of the structural roof. When there is a parapet 4 ft. high or greater the building height will be measured to the top of the parapet. In this case the parapet is 3'-11" in height. The overall building height will be measured from the top of the structural roof at 35'-0", which is conforming for the RF-1 zone.

Penthouse Requirements: No penthouse is being proposed for this development.

Pervious Surface: The Property's existing lot is between 1,801 SF to 2,000 SF. Per 11-DCMR, Subtitle E-204.1 the proposed development is required to have a minimum requirement of ten percent (10%) pervious surface. The proposed development has forty-two percent (42%) pervious surface.

Front Yard: Pursuant to 11-DCMR Subtitle E-305.1 in the RF-1 zone a front setback shall be provided within a range of existing front setbacks of all structures on the same side of the street in the block where a building is proposed. The property will align with the neighboring properties per 11-DCMR, Subtitle B-315. The building façade of an interior lot attached building shall not be further forward or further back than the building façade of one (1) of the immediately adjoining buildings.

Rear Yard: The minimum rear yard setback shall be a minimum of twenty feet (20 ft.) in RF-1 Zones, per Subtitle E-306.1. The proposed rear yard setback is 33' - 9."

10 Ft. Rule per Z.C. Order No. 11-14B: Per 11-DCMR, Subtitle E-205.4 a rear wall of an attached or semi-detached building shall not be constructed to extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on an adjoining property as the diagram illustrates on the bottom of page A0002 of attachment A. The rear wall of the proposed development extends 6' - 3" beyond the farthest rear wall of any adjoining principal residential building.

Side Yard: No side yard is required for a principal attached building in the subject R-F zone. The proposed development, without side yards, can be built as a matter of right.

Open/Closed Court Requirements: Pursuant to 11-DCMR, Table E -203.1 in the RF-1 zone open and closed court standards are not applicable for detached, semi-detached and attached dwellings and flats.

Areaways: The areaway at the front of the building cannot exceed 5'-0" from the exterior building face. The proposed areaway is 3'-4" from the exterior building face. For the assessment of building height an areaway less than 5 ft. will not trigger the height measurement from the bottom of the areaway; the building height will be measured at the existing grade at the middle in the front adjacent to the retaining wall of the areaway.

Vehicle Parking: The parking requirements for an RF Zone are one (1) parking space per 2 dwelling units. Parking spaces are 18' x 9'. The proposed development is providing one (1) 18' x 9' parking space, which complies.

Bicycle Parking: Bike parking is not required for this property. The proposed project does not have eight (8) or more dwelling units.

Green Area Ratio (GAR): Properties in RF Zones are not required to provide a GAR per 11-DCMR, Subtitle C-601.2.

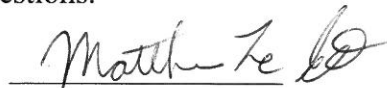
Inclusionary Zoning: The Property is not required to provide Inclusionary Zoning Dwelling Units per 11-DCMR, Subtitle C-1001.2. The proposed building does not have more than 10 units.

The compliance that we discussed is as summarized below:

Conclusion:

Based on the attached drawings, I find the proposed redevelopment of the Property complies with the RF-1 District requirements, and is permitted as a matter-of-right. Accordingly, when you file the drawings for a building permit, I will approve drawings that are consistent with the plans attached to this letter. Please let me know if you have any further questions.

Sincerely,



Matthew Le Grant
Zoning Administrator

Attachments:

- 1) Plan Set Dated 12-20-17
- 2) Plat Dated 12-20-17

File: Det Let re 3571 10th Street NW to Schneck on 3-6-2018